047.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,000 / 979,000
					USE VALUE:	979,000 / 979,000
					ASSESSED:	979,000 / 979,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75	-77	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNOWSKI FRANK C
Owner 2:	HUNG CINDY
Owner 3:	
Street 1:	77 MAYNARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KLETJIAN MILDRED L -
Owner 2:	LIFE ESTATE -
Street 1:	29 WYMAN TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,194 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2411 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5194.000	513,200	5,100	460,700	979,000
Total Card	0.119	513,200	5,100	460,700	979,000
Total Parcel	0.119	513,200	5,100	460,700	979,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.14 | /Parcel: 406.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33154
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	513,400	5100	5,194.	460,700	979,200	979,200	Year End Roll	12/18/2019
2019	104	FV	384,100	7000	5,194.	489,400	880,500	880,500	Year End Roll	1/3/2019
2018	104	FV	384,100	7000	5,194.	357,000	748,100	748,100	Year End Roll	12/20/2017
2017	104	FV	360,300	7000	5,194.	310,900	678,200	678,200	Year End Roll	1/3/2017
2016	104	FV	360,300	7000	5,194.	264,900	632,200	632,200	Year End	1/4/2016
2015	104	FV	321,200	7000	5,194.	259,100	587,300	587,300	Year End Roll	12/11/2014
2014	104	FV	321,200	7000	5,194.	213,100	541,300	541,300	Year End Roll	12/16/2013
2013	104	FV	334,200	7000	5,194.	202,700	543,900	543,900		12/13/2012

!3971!

PRINT

Date	Time
12/10/20	19:05:03

LAST REV

Date	Time
12/07/20	13:44:57
mmcmakin	
3971	

USER DEFINED

Prior Id # 1:	33154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLETJIAN MILDRE	76147-86	1	11/12/2020		980,000	No	No		
KLETJIAN MULDRE	54769-55		6/2/2010	Family	1	No	No		Mildred Kletjian dod 4/20/2019
	12701-638		9/17/1974			No	No		E

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2006	721	Re-Roof	3,880					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/21/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5194		Sq. Ft.	Site		0	80.	1.11	1									460,658						460,700	

Total AC/HA: 0.11924 | Total SF/SM: 5194 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,658 | Spl Credit | Total: 460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09795213
Const Adj.:	0.98000199
Adj $ / SQ:	182.919
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630463
Depreciation:	117266
Depreciated Total:	513197

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

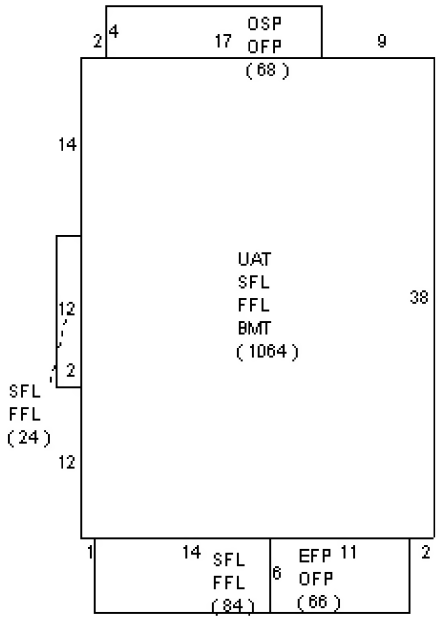
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	182.920	214,381
SFL	Second Floor	1,172	182.920	214,381
BMT	Basement	1,064	54.880	58,388
UAT	Upper Attic	266	86.890	23,112
OFP	Open Porch	134	28.240	3,784
OSP	Screen Porch	68	43.940	2,988
EFP	Enclos Porch	66	67.110	4,429
	Net Sketched Area:	3,942	Total:	521,463
Size Ad	2344	Gross Are	4740	FinArea 2411

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	182.92
Special Features:	0	Val/Su Net:	130.19
Final Total:	513200	Val/Su SzAd	218.94

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100